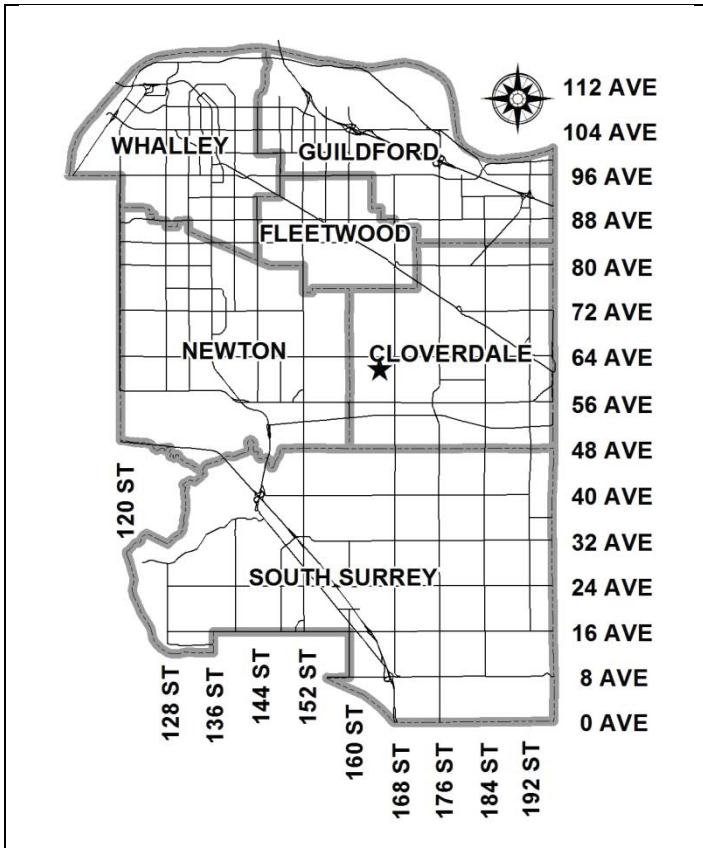


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0245-00

Planning Report Date: June 26, 2017



PROPOSAL:

- **Development Variance Permit**

to vary the off-street parking requirement to permit placement of one portable classroom to the west and one portable classroom to the east of an existing elementary school (A.J. McLellan Elementary School).

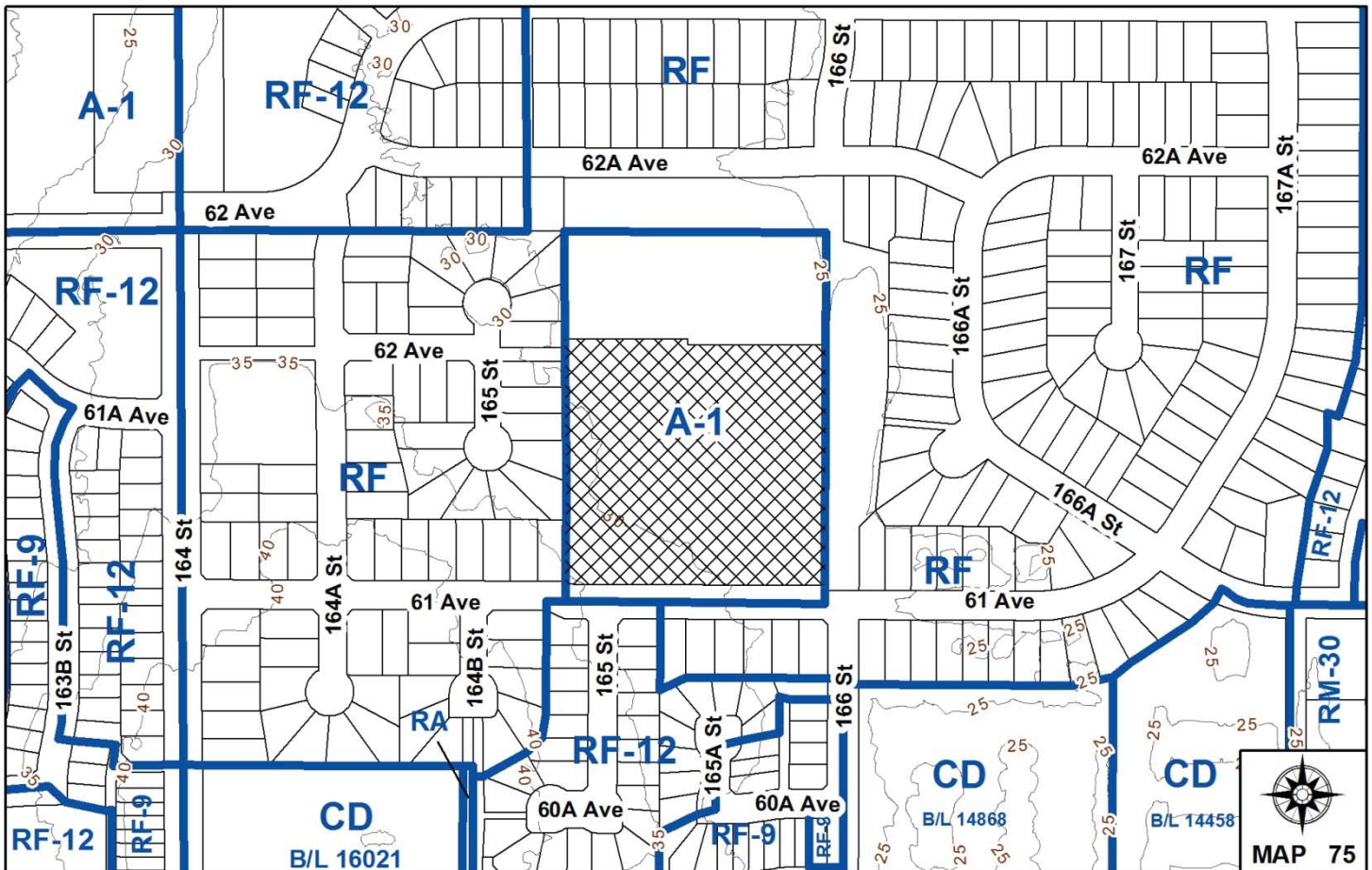
LOCATION: 16545 - 61 Avenue

OWNER: The Board of School Trustees of School District No. 36 (Surrey)

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: School



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the total number of required off-street parking spaces in the Zoning By-law from 73 to 50 (a reduction of 23 spaces) to permit the installation of two portable classrooms.

RATIONALE OF RECOMMENDATION

- Relaxation of the parking requirements will facilitate the placement of one portable classroom on site without compromising any outdoor play areas.
- The proposed reduction in parking complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc. in January 2017, and endorsed by the City's Transportation Engineering staff.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.
- The proposed parking reduction for the subject site allocates 41 parking spaces for classrooms (1.75 stalls x 23 classrooms including the proposed portable classrooms) and 9 drop off stalls, as recommended in the Parking Study. A total of 50 stalls are required. Currently, there are 70 parking spaces on site.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0245-00 (Appendix III) varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

REFERRALS

Engineering: The Engineering Department has no objection to the variance.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the variance provided the proposed portables are sited a minimum of 2.5 metres (8 ft.) from Parkland for maintenance/access and to minimize impacts to parkland.

SITE CHARACTERISTICS

Existing Land Use: A.J. McLellan Elementary School

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	A.J. McLellan Park	Park/Open Space/Linear Corridor	A-1
East:	Linear park	Park/Open Space/Linear Corridor	RF
South (Across 61 Avenue):	Single family dwellings	Urban Single Family & Small Lots	RF & RF-12
West:	Single family dwellings	Urban Single Family	RF

DEVELOPMENT CONSIDERATIONS

- The subject 2.11-hectare (5.22-acre) site is zoned "General Agricultural Zone (A-1)" and located at 16545 - 61 Avenue. The site is designated as Urban in the Official Community Plan (OCP) and School in the West Cloverdale North Neighbourhood Concept Plan (NCP).

- The site is occupied by A.J. McLellan Elementary School. Presently, the school contains 21 classrooms, 371 square metres (3,993 square feet) of gymnasium space, and 70 parking spaces.
- A Building Permit application has been submitted for the installation of two portable classrooms, one to the east and one to the west of the existing school building.
- The proposed siting of the portable classrooms, complies with Parks, Recreation & Culture Department's request for a minimum 2.5-metre (8 ft.) setback from the shared property line with A.J. McLellan Park to the north and the Linear Park to the east. The proposed portable siting also complies with minimum setback requirements for Public School buildings as outlined in Part 4 General Provisions of Surrey Zoning By-law No. 12000.
- Under Part 5 Off-Street Parking of Surrey Zoning By-law No. 12000, a public elementary school requires 1 parking space per classroom, 9 parking spaces for drop-off, and 11 parking spaces per 100 square metres (1,075 sq.ft.) of floor area for the associated gymnasium. This equates to a total parking requirement of 73 parking spaces. As no new parking is being proposed, a relaxation is being requested (see By-law Variance Section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to reduce the minimum number of required off-street parking spaces for an elementary school by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium and by increasing the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom.

Applicant's Reasons:

- The proposed variance allows for the placement of two portable classrooms to the west and east sides of the existing school building.
- On regular school days, the gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to separately provide more parking for those using the gymnasium.

Staff Comments:

- The proposed variance complies with the findings of the Surrey Elementary School Parking Study completed by Wildes Consulting Inc. in January 2017 and endorsed by the City's Transportation Engineering staff.
- The Parking Study recommends: (1) increasing the parking requirement under the Zoning By-law from 1.0 to 1.75 parking spaces per classroom; (2) maintaining 9 parking spaces for drop off; and (3) waiving the additional by-law requirement for additional parking for associated gymnasium space.

- The proposed parking reduction for the subject site allocates 41 parking spaces for classrooms (1.75 spaces x 23 classrooms, including the proposed portable classrooms) and 9 drop off spaces, as recommended in the Parking Study.
- Although there are currently 70 parking spaces on the site, 20 of those spaces will be considered surplus and could facilitate future school expansion.
- The various uses on the site will have different temporal distributions of parking demand, allowing for shared parking.
- Relaxation of the parking requirements will facilitate the placement of two portable classrooms on site without compromising any outdoor play areas.

INFORMATION ATTACHED TO THIS REPORT

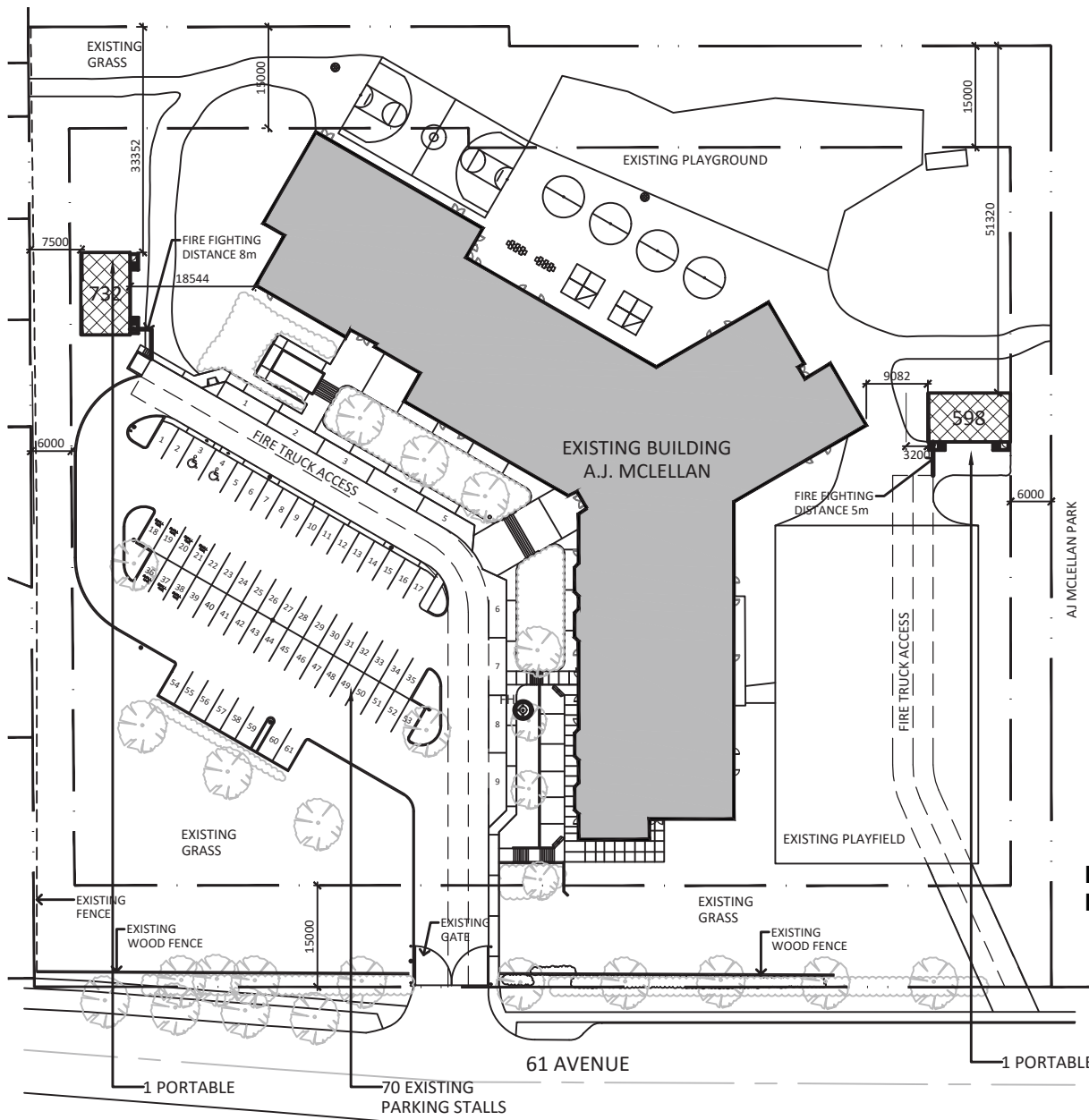
The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary
Appendix III. Site Plan and Parking Calculations
Appendix III. Development Variance Permit No. 7917-0245-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

KL/da



PARKING APPLICATION STATISTICS:

PARKING COUNT UNDER "SURREY ZONING BYLAW 12000"

BYLAW 1200 REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
 2. 23 CLASSROOMS (X1) = 21
 3. 11 PARKING SPACES PER 100M2 OF GYMNASIUM ->
371M2/100M2 X 11 = 41
- 73 TOTAL

EXISTING PARKING COUNT:

1. 9 DROP OFF STALLS
 2. 59 REGULAR PARKING STALLS
 - 2.1. (2 ARE ACCESSIBLE)
- 70 TOTAL

PROPOSED PARKING AS PER CITY OF SURREY TRANSPORTATION APPROVED PARKING STUDY COMPLETED BY WILDES CONSULTING INC. WITH THE FOLLOWING RECOMMENDATIONS FOR SCHOOL REQUIREMENTS:

1.75 STALLS PER CLASSROOM PLUS 9 REQUIRED DROP OFF STALLS

REQUIRED PARKING COUNT:

1. 9 DROP OFF STALLS
 2. 23 CLASSROOMS (X1.75) = 41
- 50 TOTAL

THIS PARKING COUNT TAKES INTO ACCOUNT THE EXTRA PARKING THAT IS REQUIRED DUE TO THE USE OF TEMPORARY PORTABLE CLASSROOMS ON SITE.

PROPOSED OVERALL PARKING REDUCTION OF 23 STALLS

REQUIRED OFF-STREET PARKING REDUCED FROM 73 PARKING SPACES TO 50 PARKING SPACES

Project	Scale 1:1000	Project Number
SD 36 PORTABLE RELOCATION 2017	Date 6/19/2017	17620
AJ MCLELLAN ELEMENTARY SCHOOL	Revisions	Sheet Number
Drawing		A0.1a
DEVELOPMENT VARIANCE PERMIT		
PROPOSED PARKING SITE PLAN		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0245-00

Issued To: THE BOARD OF SCHOOL TRUSTEES OF SCHOOL DISTRICT NO. 36
(SURREY)

(the "Owner")

Address of Owner: 14225 – 56 Avenue
Surrey, BC V3X 3A3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 025-072-773
Lot 2 Section 12 Township 2 New Westminster District Plan LMP50354

16545 – 61 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium is deleted; and
 - (b) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading for a public elementary school the required number of parking spaces for every classroom is increased from 1.0 parking space to 1.75 parking spaces per classroom.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan